City of Omaha Roof Repair and Replacement Guidelines

The City of Omaha has adopted and enforces the 2006 International Residential Code and the 2012 International Building Code. Additionally, amendments to both codes can be found in chapter 43 of the Omaha Municipal Code. All roof covering installations shall meet these codes or the manufacturer’s installation instructions.

1) Permits

Permits are required for all roof repairs and replacements involving more than 2 squares, or 200 square feet.

2. Roof Sheathing

a) Existing roof covering shall be removed to the sheathing prior to installation of a new roof covering system. This includes the existing underlayment. Existing ice barrier may be left in place and overlayed a maximum of one time.

b) Asphalt shingles shall only be installed on solidly sheathed decks. Only sheathing with gaps between boards smaller than 1/8” is considered solid.

c) The minimum requirement for roof sheathing thickness is 7/16” for new construction. Previous code editions allowed for 3/8” sheathing. If the existing roof sheathing is 3/8” and is still performing (No rotting, deterioration, delaminating or excessive deflection) it can stay in place and a new roof covering may be installed over it. If the 3/8” sheathing is not performing to code, it shall be replaced or overlayed with 7/16” sheathing.

d) Ice barrier is required to be installed over solid sheathing. For a roof system that is allowed to be installed over spaced sheathing, the areas required by code to have ice barrier must be solidly sheathed even if the rest of the roof has spaced sheathing.

3. Underlayment

a) Underlayment shall be installed per Chapter 9 of the 2006 IRC for the roof covering and slope being used.
b) Ice barrier is required in the City of Omaha and shall be installed per Chapter 9 of the 2006 IRC

4. Roof Ventilation

Roof repairs and total roof replacements require the roof ventilation to meet the requirements of section R806 of the 2006 IRC.

5. Inspections

All roof repairs and replacements require a final inspection. Photographs of the clean roof deck and installed underlayment shall be provided for the inspector’s review at the time of the final inspection. The photographs must clearly show that they are of the structure being inspected.

6. Drip Edge and Flashing

a) Drip edge shall be installed at all eaves and gables of shingled roofs. Drip edges shall extend a minimum of 0.25 inches below the sheathing and extend a minimum of 2 inches onto the roof. End overlap shall be a minimum of 2 inches. All drip edge shall be mechanically fastened a maximum of 12 inches o.c.

b) Flashing installed at a vertical sidewall shall be by step flashing method. All other flashing shall be installed per the shingle manufacturer’s installation instructions.

7. Roof Drainage

When roofs are designed to drain over the roof edge, scuppers, gutters and downspouts, adequately sized, pitched and supported shall be installed to conduct rain water to ground level. Rainwater shall be discharged at least three feet away from the building foundation in a direction parallel to the adjoining property line when the discharge point is within 20 feet of the adjoining property line.